173.0	0004	0025.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,000 / 685,000
					USE VALUE:	685,000 / 685,000
					ASSESSED:	685,000 / 685,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PUTNUM THOMAS J -
Owner 2:	WENTWORTH PHYLLIS A -
Street 1:	27 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Clapboard Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8750.000	207,200		477,800	685,000
Total Card	0.201	207,200		477,800	685,000
Total Parcel	0.201	207,200		477,800	685,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.27 /Parcel: 447.27

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115324

GIS Ref

GIS Ref

Insp Date 08/21/18

!13454!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0004-0025.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	207,200	0	8,750.	477,800	685,000		Year end	12/23/2021
2021	101	FV	200,400	0	8,750.	477,800	678,200		Year End Roll	12/10/2020
2020	101	FV	200,400	0	8,750.	477,800	678,200	678,200	Year End Roll	12/18/2019
2019	101	FV	191,800	0	8,750.	477,800	669,600	669,600	Year End Roll	1/3/2019
2018	101	FV	184,000	0	8,750.	423,200	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	184,000	0	8,750.	354,900	538,900	538,900	Year End Roll	1/3/2017
2016	101	FV	184,000	0	8,750.	354,900	538,900	538,900	Year End	1/4/2016
2015	101	FV	173,100	0	8,750.	307,100	480,200	480,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:06:18

LAST REV

Date	Time
10/28/21	08:24:23
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13454

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUTNUM THOMAS J	77087-532	1	3/1/2021		950,000	No	No		
SHAPIRO MARION	38124-466		2/27/2003		390,000	No	No		
FLOREEN CARL E	25731-449		10/13/1995		174,700	No	No		Y

USER DEFINED

Prior Id # 1:	115324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2021	1223	New Buil	320,000	O				
7/6/2021	956	Demoliti	10,000	C				
5/13/2010	433	Re-Roof	6,500					
3/17/2004	197	Wood Dec	9,900					inst door breezewa
3/2/1995	82	Manual	3,600					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
8/21/2018	Inspected	CC	Chris C
6/19/2018	MEAS&NOTICE	BS	Barbara S
10/30/2008	Meas/Inspect	345	PATRIOT
2/17/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

Total AC/HA:	0.20087	Total SF/SM:	8750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 477,750	Spl Credit	Total: 477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300241
Depreciation:	93075
Depreciated Total:	207167

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

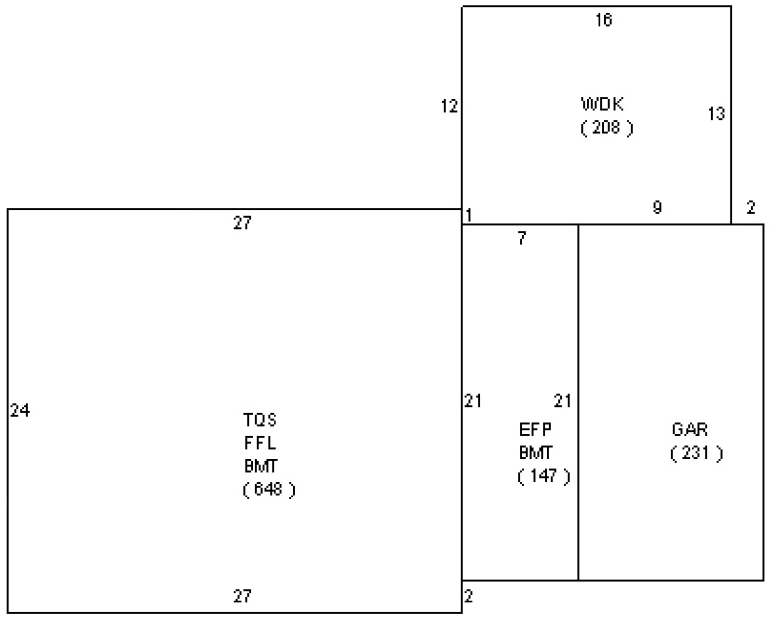
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	82.39
Final Total:	207200	Val/Su SzAd	182.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	795	59.020	46,923
FFL	First Floor	648	148.490	96,218
TQS	3/4 Story	486	148.490	72,164
GAR	Garage	231	25.820	5,964
WDK	Deck	208	10.810	2,248
EFP	Enclos Porch	147	45.740	6,724

Net Sketched Area:	2,515			Total:	230,241
Size Ad	1134	Gross Area	2677	FinArea	1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0004-0025.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	